

***NOTICE OF PUBLIC HEARING***  
***JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE***  
*George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker; Cassie Richardson*

**SUBJECT:** Map Amendments to the Jefferson County Zoning Ordinance and Requests for Conditional Use Permits  
**DATE:** Thursday, August 21, 2025  
**TIME:** 7:00 p.m. (Doors will open at 6:30)  
**PLACE:** **JEFFERSON COUNTY COURTHOUSE, ROOM C2063**  
**311 S. CENTER AVE, JEFFERSON, WI 53549**  
**OR Via Zoom Videoconference**

**PETITIONERS OR MEMBERS OF THE PUBLIC MAY ATTEND THE MEETING VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS IF THEY CHOOSE NOT TO ATTEND IN PERSON:**

You are invited to a Teams meeting.  
When: August 21, 2025, at 07:00 PM Central Time (US and Canada)  
[Join the meeting now](#)  
Meeting ID: 222 326 323 808 9  
Passcode: fy37Vh3D

1. Call to Order
2. Roll Call
3. Certification of Compliance with Open Meetings Law
4. Approval of Agenda
5. Public Hearing

**NOTICE IS HEREBY GIVEN** that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, August 21, 2025, in Room C2063 of the Jefferson County Courthouse, Jefferson, Wisconsin. Members of the public will be allowed to be heard regarding any petition under consideration by the Planning and Zoning Committee. **PETITIONERS, OR THEIR REPRESENTATIVES SHALL BE PRESENT EITHER IN PERSON OR VIA ZOOM.** Matters to be heard are petitions to amend the official zoning map and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. Individual files, which include staff finding of fact, are available for viewing between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, except holidays. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

Decisions on Conditional Use Permits will be made on **August 25, 2025**  
Recommendations by the Committee on Rezones will be made on **August 25, 2025**  
Final decision will be made by the County Board on **September 9, 2025**

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-2, AGRICULTURAL AND RURAL BUSINESS  
WITH CONDITIONAL USE**

All are in accordance with ss. 22-304 – 22.310 of the Jefferson County Zoning Ordinance

**R4630A-25 & CU2176-25– Fin N Feather Sportsmen Club Inc:** Rezone from A-1 to A-2 to allow for a hunt club/game farm resort located at **N2765 Hardscrabble Road** in the Town of Sullivan on PINs 026-0616-3514-000 (20.0 ac), 026-0616-3513-000 (30.0 ac), 026-0616-3511-001 (20.0 ac) and 026-0616-3512-001 (20.0 ac).

**FROM A-1 EXCLUSIVE AGRICULTURAL TO A-3, AGRICULTURAL/RURAL RESIDENTIAL**

All are in accordance with ss. 22-339 – 22-350 of the Jefferson County Zoning Ordinance

**R4631A-25– Dale W & Jacqueline E Naatz Trust:** Rezone A-1 to A-3 to create a 2-acre residential lot located at **N7233 Shade Road** in the Town of Farmington, PIN 008-0715-0321-002 (41.956 ac).

**FROM A-1 EXCLUSIVE AGRICULTURAL TO N, NATURAL RESOURCE**

All are in accordance with ss. 22-479 – 22-487 of the Jefferson County Zoning Ordinance

**R4632A-25– Eggert Acres LLC:** Rezone approximately 15-acres from A-1 to N north of **W6588 West Road** in the Town of Milford, PIN 020-0814-2041-000 (40.0 ac).

**FROM B - BUSINESS TO R-1, RESIDENTIAL-SEWERED WITH CONDITIONAL USE**

All are in accordance with ss. 22-171 – 22-179 & ss. 22-122 – 22-132 of the Jefferson County Zoning Ordinance

**R4633A-25 & CU2177-25 – Thomas Geiger:** Rezone an existing 0.224-acre lot from B to R-1 to allow for a duplex located at **N3869 Jefferson Street** in the Town of Sullivan, PIN 026-0616-1731-026 (.224 ac).

**CONDITIONAL USE PERMIT APPLICATIONS**

All are in accordance with ss. 22-581 – 22-587 of the Jefferson County Zoning Ordinance

**CU2178-25 – David Dricken:** Conditional Use to allow for an extensive onsite storage structure in an R-2 zone at **N6186 Jefferson Road** in the Town of Aztalan, PIN 002-0714-1344-005 (1.390 ac).

**CU2179-25 – Michelle Thomsen:** Conditional Use to allow for a kennel in an R-2 zone for personal dogs at **W5172 Biederman Drive** in Town of Aztalan, PIN 002-0714-2521-002 (.950 ac).

**CU2180-25 – Steven S & Renee A Sawvell Trust:** Conditional Use to allow for a 20' addition onto an existing building for storage of construction materials and equipment at **N6487 Elm Drive** in the Town of Concord, PIN 006-0716-1411-008 (.607 ac).

6. Adjourn

**A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.**

*Individuals requiring special accommodation for attendance at this meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made.*

**A digital recording of the meeting will be available in the Zoning Department upon request.**